

BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on 1st December 2025

Contract Awards for professional services for Bolsover regeneration projects

Report of the Portfolio Holder for Growth

Classification	This report is Public
Contact Officer	Amelia Carter Senior Economic Development Officer

PURPOSE/SUMMARY OF REPORT

To consider options and make recommendations for the Chief Executive of the Council to obtain delegated powers to approve the contract awards set out in this report. This will enable the delivery of the projects funded by the Regeneration Funding awarded to Bolsover District Council (£15 million).

REPORT DETAILS

1. Background

- 1.1 The UK Government allocated £15million of Regeneration Funding to the District Council in the Autumn Statement of 2023. The Business Growth Team within Dragonfly Management (Bolsover) Limited (DML) undertook an exercise alongside the Council to identify and appraise options for investment, and following a robust evaluation, concluded eight projects. The Investment Plan was submitted to the Department for Levelling Up Housing and Communities (DLUHC) on 31 January 2024.
- 1.2 In the Autumn Statement of 2024, the Government confirmed Bolsover would receive its intended allocation of £15million to deliver the Investment Plan. This was confirmed via email to the Chief Executive and Head of Business Growth on 1 November 2024 with the Memorandum of Understanding being signed and agreed in February 2025.
- 1.3 Typically, contract awards would contain the full details including the names of preferred contractors. However, in this instance the procurement exercise has not been fully concluded due to the timescales in the tender documents needing to be amended.
- 1.4 The purpose of seeking delegated powers for the Chief Executive Officer to obtain delegated powers to approve the contracts is so that timely appointment can be made (once the timescales have been agreed and sent out to bidders and the preferred bidder is identified).

- 1.5 Timely appointments need to be made for these contractors due to the timescales of the funding and the need to deliver the projects within these timescales.
- 1.6 The appointments in this report are required to deliver aspects of the projects which cannot be delivered under existing resource available within the Council or either of its companies Dragonfly Management (Bolsover) Limited or Dragonfly Development Limited: Employers Agent, Architectural Services (Landscape Architects, and Architects) and Quantity Surveyors.

2. Details of Proposal or Information

2.1 Summary table of appointments and estimated values

Project(s)	Lot(s) and Estimated Value(s)	Landscape Architects	Architects	Employer's Agent	Quantity Surveyors
Public Realm		Up to £236,000			
36/36a Market Place Bolsover			Up to £32,000		
The Former White Swan Public House Bolsover			Up to £78,000		
Green Skills Hub Portland Drive, Shirebrook					
The Former Co- op, Bolsover					
Total Value		Up to £236,000	Up to £110,000	Up to £100,000	Up to £99,000

Note: *The values shown are the maximum estimated values of the contracts which were published within the tender documentation.*

- 2.2 DML has carried out two open processes through Invitation To Tender documentation, advertised and carried out with the assistance and advice of the Procurement Manager to the Council. The first procurement exercise for the Employer's Agent was advertised in June 2025 . The second procurement exercise for the Landscape Architects, Architects and Quantity Surveyors, was advertised in August 2025. This exercise was split into individual opportunities (Lots) i.e. contractors could bid to deliver individual services/Lots and preferred bidders have been identified for each Lot.

- 2.3 This report seeks to gain approval from the Executive for the Chief Executive of the Council to obtain delegated powers to approve the contract awards set out in this report when the preferred bidder for each Lot is identified, The start dates of the contracts will vary depending on the requirements of the service and will be made in consultation with Property Services (who is providing advice to the Business Growth Service Area) and the Procurement Manager based on the Council's legal duties in terms of Procurement legislation.

3. Reasons for Recommendation

- 3.1 There is a requirement for timely appointments of contractors due to the deadlines for the funding.
- 3.2 The services advertised are required to deliver the projects funded through the Regeneration Funding and cannot be delivered internally.
- 3.3 The procurement processes are being carried out with the assistance of the Procurement Manager and are compliant with the Procurement Act 2023 and the Council's own Contract Procedure Rules 2024.

4. Alternative Options and Reasons for Rejection

- 4.1 To recommend approval and appointment of the preferred bidders through the existing Executive meetings scheduled. **Rejected.** The reporting deadlines for Executive meetings have a lead in time frame which would preclude timely appointments of contractors and would impact on project delivery.
- 4.2 To take no action. **Rejected.** No progress could be made to deliver the projects approved by the Council and funded through the Regeneration Funding.
- 4.3 To deliver the services internally. **Rejected.** There is no resource internally which can deliver these services.

RECOMMENDATION(S)

To approve the delegated powers to the Chief Executive Officer to approve all contract awards set out in the table in paragraph 2.1 once the preferred bidders have been identified with the Procurement Manager.

Approved by Councillor Tom Munro, Portfolio Holder for Growth

IMPLICATIONS:

<u>Finance and Risk</u>	Yes ☐	No ☒
Details: The contracts will be paid out of the £15 million awarded through the Regeneration Funding for the delivery of the Investment Plan		
On behalf of the Section 151 Officer		

<u>Legal (including Data Protection)</u>	Yes ☒ No ☐
Details: The contracts will be awarded utilising resource within the Legal department to ensure adequate terms and conditions are imposed and the necessary due diligence is carried out on the preferred bidders.	
On behalf of the Solicitor to the Council	
<u>Staffing</u>	Yes ☐ No ☒
Details: This report is seeking to procure additional resource with the contracts managed internally.	
On behalf of the Head of Paid Service	
<u>Equality and Diversity, and Consultation</u>	Yes ☐ No ☒
Details: The appointments have been advertised in the public domain with equal opportunities for bidders. There are considered to be no implications for Equality and Diversity.	
<u>Environment</u>	Yes ☐ No ☒
Details: There are considered to be no environmental implications arising from the award of these contracts.	

DECISION INFORMATION:

☒ Please indicate which threshold applies: Is the decision a Key Decision? A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds: Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more. Capital (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more. District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state which wards are affected or tick All if all wards are affected: -	Yes ☒ No ☐ (a) ☐ (b) ☐ (a) ☒ (b) ☐ All ☐ Bolsover And Shirebrook
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Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i> If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i> Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i> Leader ☐ Deputy Leader ☐ Executive ☐ SLT ☐ Relevant Service Manager ☒ Members ☒ Public ☐ Other ☐	Yes ☒ No ☐ Yes ☐ Yes ☒ No ☐
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Links to Council Ambition: Customers, Economy, Environment, Housing Ambition: Economy - Actively working with partners to support enterprise, innovation, jobs, and skills - Unlocking regeneration and development potential of long-term vacant land and buildings, and stalled sites and deliver income-generating capital projects. - Securing investment in improvement of our existing business estate and delivery of new commercial space
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DOCUMENT INFORMATION:

Appendix No	Title

Background Papers <i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).</i>
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